

**ZB# 72-2**

**Pietrzak Enterprises**

**4-1-22,33,33.1**

12-2 - Pietrzak Enterprises (Rider, Weiner & Loeb.)

file

Recd -

3/1/72

12:30 PM

Mr. 2 - Pietrangeli Enterprises (Kiden, Mink & Job.)

**BEFORE THE ZONING BOARD OF APPEALS**  
**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33A of the Zoning Ordinance on the following proposition--  
 Appeal No. 2  
 Request of PIETRZAK ENTERPRISES, INC. for a Variance to the regulations of the Zoning Ordinance to permit the subdivision of the applicant's property into 3 lots, one of which is less than 40,000 square feet and two of which have improvements which violate the 15 ft. side yard restriction and one of which violates the front yard requirement. Being a Variance of Article 4, Section 48-14 C, for property owned by it situated as follows situated on the south side of Little Britain Road and designated on the tax map as Section 4, Block 1, lots 22, 33, and 24.  
**SAID HEARING** will take place on the 17th of Jan., 1972, at the New Windsor Town Hall, beginning at 8 o'clock P.M.  
**FRED WYGANT**  
 Chairman  
 By: **PATRICIA DELIO**, Secretary  
 Jan 7.

**State of New York**  
**County of Orange, ss:**  
**Hugh V. Nocton**

, being duly sworn deposes and says that he is ..... **Principal Clerk** ..... of **Newburgh-Beacon News Co., Inc., Publisher of The Evening News.** a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published .....  
 One Time

.....  
 in said newspaper, commencing on the ..... **7th** ..... day of  
 ..... **January** ..... **A.D., 1972** , and ending on  
 the ..... **7th** ..... day of ..... **January** ..... **A.D., 1972**

**Subscribed and sworn to before me this**  
 ..... **12th** ..... day of ..... **January** ..... **1972**

} *Hugh V. Nocton*  
*[Signature]*

.....  
**Notary Public of the State of New York, County of Orange.**  
**MY COMMISSION EXPIRES MARCH 30, 1973**



Adopted 12/20/65

APPLICATION FOR VARIANCE

Application # 72-2

Date: Jan. 2, 1972

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (WE) PIETRZAK ENTERPRISES, INC. of Little Britain Road, Newburgh, N.Y.

\*\*\* SOL TOUR, 8 Belmont Ave., White Plains, NY (Street & number)

\*\*\* RIDER, WEINER & LOEB, P.C. of 178 Grand St. Newburgh, N.Y. HEREBY MAKE

\*\*\* Contract Purchasers 9 (State)

APPLICATION FOR A VARIANCE:

A. LOCATION OF THE PROPERTY So. side Little Britain Rd. G.I. District  
(Street & Number) (Use district on Map)

B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, by number, sub-section and paragraph of the Zoning Ordinance applicable. Do not quote the ordinance. Article 4 Section 48-14 C

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's lands, structures or building and do not apply to the neighboring lands, structures or buildings in the same zone because: The structures

existing on the premises which are the subject of this application predate  
the zoning ordinance.

2. Strict application of the provisions of the ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: The use which applicant seeks is permitted under the Zoning Ordinance; the variance sought by the applicants relate to the bulk requirements and are made necessary because the buildings were erected prior to the adoption of the Zoning Ordinance. Without the granting of the variances the property cannot be used for the permitted use under the ordinance, which is sought by applicants in their application to the Planning Board of the Town of New Windsor.

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: No actions have been taken by the applicants following the adoption of the Zoning Ordinance and the conditions and circumstances exist because the building predated the adoption of the ordinance, the present situation results from the siting of the structures and their relationship each with the other and the increased right of way of the State Highway.

4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: The applicants seek to use the buildings in accordance with the provisions of the ordinance and to develop permitted uses on the property. If the relief is granted the use which applicants will develop will replace the preexisting non-conforming use which will further the purposes and intent of the Zoning Ordinance.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: Since the use which applicants seek to make of the property is permitted under the ordinance and since this is a request for an area variance applicant does not believe it to be a grant of special privileges.

**D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.**

At present the property which is the subject of this application consists of one parcel of land on which there exists two single family homes and a large structure previously used as a night club and restaurant. The applicants have appeared before the New Windsor Planning Board with a subdivision proposing to divide the property into three parcels as shown on the plot plan accompanying this application. Parcel #1 consists of 19,356 ft. on which there is at present a residence. It is this parcel. \*\*\*

**E. Application to be accompanied by a check, payable to the Town of New Windsor in the amount decided by the Board. Application to be returned to: Secretary of the Zoning Board of Appeals.**

**F. NOTICE OF HEARING; Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1 of the Ordinance.**

**G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 N of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Board.**

Dated: \_\_\_\_\_

PIETRZAK ENTERPRISES, INC.

BY: Frank Pietrzak  
Signature of Applicant

STATE OF NEW YORK ) SS  
COUNTY OF ORANGE )

Sworn to on this 30 day of Dec., 1971.

Little Britain Road, Newburgh,  
Address NY

(Notary Public)

562-1503  
Telephone No.

DO NOT WRITE IN THIS SPACE

Application No. 72-2  
Date of Hearing 2/7/72  
Date of Decision 2/7/72

Date Rec'd. 2/7/72  
Notice Published 2/7/72

DECISION:

Approved.

\*\*\*\*

which is under contract to Sol Tour. Mr. Tour proposes to convert this structure into offices in accordance with the provisions of the zoning ordinance. Parcel #2 consists of 65,955 square feet and is the site of the large structure presently used as a night-club-restaurant. Rider, Weiner & Loeb, P.C. are the contract purchasers of this parcel and it is their intention to convert that structure into professional offices. The third parcel consists of 46,739 square feet and is the site of a single family residence. This parcel is to be retained by Pietrzak Enterprises, Inc. and remain residential in use.

The relief sought by the applicants is in the nature of area variances. Applicants are requesting this Board to vary some of the bulk provisions contained in Article 4, Section 48-14 C as these requirements relate to the G I District. The lot size required in a G I District is 40,000 square feet; parcel #1 as it appears on the plot plan submitted herein has 19,356 square feet. The Planning Board has indicated its acceptance of the proposed subdivision contingent upon the granting of a variance by this Board for Parcel #1. Applicants also seek a variance of the 50 foot setback requirement for the building presently situated on Parcel #2. Applicants also seek a variance of the 15 foot side line requirement; the structure on parcel 1 is 5 feet from the side line points although at others it meets the requirement. In addition the structure on Parcel 2 is also closer than 15 feet from the property line in some areas of the common boundary between the two parcels.

All of the relief sought by the applicants is in the nature of area variances and as such applicants believe they should be granted by the Zoning Board.

BOARD FOR A ZONE CHANGE FROM R-4 TO PO AND WAS GRANTED SAME ON JULY 16, 1992

02/24/97 PIZZO, JOHN AREA/SIGN VARIANCES GRANTED

REQUEST FOR 27% DEVELOPMENTAL COVERAGE AND 10 FT SIGN VARIANCE FOR FACADE SIGN IN ORDER TO CONSTRUCT A PROFESSIONAL OFFICE AT INTERSECTION OF RT. 207 AND RT 300 FOR TAX MAP PARCEL 4-1-11 1.

4-1-11 2 SMITH/BRADY/HARRIS USE VARIANCE GRANTED  
INTERSECTION TEMPLE HILL RD/RT 207 #82-9 R-4 ZONE 11/8/82  
REQUEST TO CONSTRUCT BUILDING TO HOUSE OFFICE AND LIGHT INDUSTRIAL USE IN R-4 ZONE

4-1-12.12 DIPLOMAT MOTOR LODGE USE VARIANCE GRANTED  
845 UNION AVENUE #72-9 5/1/72

PROPOSAL FOR RESTAURANT AND MOTEL

4-1-12.12 DIPLOMAT MOTOR LODGE VARIANCE - SIGN GRANTED  
845 UNION AVENUE #77-27 OLI ZONE 9/26/77

REQUEST FOR 150 S F VARIANCE FOR FREE-STANDING DOUBLE-FACED SIGN AND 40 S F SIGN VARIANCE FOR BUILDING SIGN

4-1-12 11 DIPLOMAT ASSOCIATES/BANTA FOOD CO USE VARIANCE GRANTED  
REQUEST FOR EXTENSION OF NON-CONFORMING USE, A RESTAURANT, IN AN OLI ZONE

4-1-12 12 TUNG, P S INC SIGN VARIANCE GRANTED

DIPLOMAT MOTOR LODGE RESTAURANT #83-16 OLI 5/09/83

REQUEST FOR 318 S F SIGN AREA VARIANCE FOR MOTOR LODGE, SIGN TO DEPICT ADDED POOL, SAUNA AND RESTAURANT AT MOTEL COMPLEX AT 845 UNION AVENUE

4-1-14 BURGESS, CLIFF & OLIVE USE VARIANCE GRANTED  
412 LITTLE BRITAIN RD #82-16 12/13/82  
REQUEST FOR USE VARIANCE FOR CONSTRUCTION OF AN ADDITION TO RESIDENCE WHICH WILL BE A SECOND APARTMENT IN R-4 ZONE

4-1-22 PIETRZAK ENTERPRISES AREA VARIANCES GRANTED  
24 LITTLE BRITAIN ROAD #72-2 LOT/SETBACK/SIDEYD GI ZONE 2/17/72  
PURCHASER DESIRES TO CONSTRUCT OFFICE/PROFESSIONAL BUILDING UPON SUBDIVISION OF ONE PARCEL INTO THREE PROPERTY FORMERLY TRADE WINDS RESTAURANT AND NIGHTCLUB

4-1-24/25 CVC CAPITAL/ADVANCE BROADCASTING AREA VARIANCE GRANTED  
429 LITTLE BRITAIN ROAD PI ZONE #89-26 10/23/89  
REQUEST FOR 35 FT HEIGHT VARIANCE TO ALLOW CONSTRUCTION OF RADIO RELAY TOWER AT 429 LITTLE BRITAIN ROAD IN PI ZONE (CONSTRUCTION OF 80 FT RADIO RELAY TOWER)

4-1-24 VANACORE, DE BENEDICTUS, DI GIOVANNI SPEC PERMIT GRANTED  
& WEDDELL #86-3 PI ZONE 02/10/86  
REQUEST TO LOCATE TEMPORARY OFFICE TRAILER TO REAR OF EXISTING OPERATION IN A PI ZONE LOCATED AT 429 LITTLE BRITAIN ROAD, SAID USE NOT TO EXCEED SIX (6) MONTHS FROM THE DATE OF FORMAL DECISION

4-1-32 21 LANGANKE, HERBERT USE/AREA VARIANCE GRANTED  
26 STEELE ROAD #85-48 PI ZONE 1/27/86  
REQUEST FOR USE VARIANCE TO CONSTRUCT SINGLE-FAMILY RESIDENCE IN PI ZONE ALSO, 20 FT REAR YARD VARIANCE IS REQUIRED FOR PI ZONE

4-1-33 PIETRZAK, ELAINE AREA VARIANCE GRANTED  
7 STEELE ROAD #83-15 PI ZONE 5/23/83  
REQUEST FOR 30 FT. FRONT YARD VARIANCE FOR EXISTING BUILDING LOCATED ON STEELE ROAD IN A PI ZONE

4-1-33.1 PIETRZAK, ELAINE AREA VARIANCES GRANTED 06/09/97  
14 STEELE ROAD #97-6 PI ZONE  
GRANTED WERE THE FOLLOWING AREA VARIANCES LOT #1-2,368 S F LOT AREA AND 42 74 FT. LOT WIDTH; LOT #2: 24,912 S F. LOT AREA, 4 16 FT. LOT WIDTH, AND 6.5 FT. MAXIMUM BUILDING HEIGHT IN



ORDER TO SUBDIVIDE COMMERCIAL AND RESIDENTIAL PARCEL LOCATED AT 14 STEELE ROAD IN A PI ZONE

4-1-40 1 CECH, ANTON & LUCIA USE VARIANCE GRANTED  
53 STEELE ROAD #83-3 R-4 ZONE 02/14/83

REQUEST FOR SECOND APARTMENT LOCATED ON STEELE ROAD IN R-4 ZONE SECOND  
APARTMENT NOT PERMITTED RESTRICTED TO OWNER OCCUPANCY ONLY

4-1-47 3 CLINTON, FRANK USE/AREA VARIANCE DENIED  
452 UNION AVENUE R-4 ZONE #87-5 06/22/87

REQUEST FOR USE VARIANCE TO CHANGE NON-CONFORMING USE FROM AUTO REPAIRS TO  
PROFESSIONAL OFFICE BUILDING

4-1-48 GUTHEIL, DOUGLAS E USE VARIANCE GRANTED  
446 UNION AVENUE 81-12 8/10/81

REQUEST FOR USE VARIANCE TO CONVERT SINGLE FAMILY TO TWO FAMILY IN R-4 ZONE

4-1-49 32 CUMBERLAND FARMS INC USE VARIANCE/SPEC PERMIT DENIED  
UNION AVE /BROWNING ROAD #85-19 R-4 ZONE 3/25/85

REQUEST FOR USE VARIANCE AND SPECIAL PERMIT IN ORDER TO ALLOW CONSTRUCTION OF A  
FOOD MART AND GASOLINE FILLING STATION AT THE N/E INTERSECTION OF UNION AVENUE AND  
BROWNING ROAD IN AN R-4 ZONE

4-1-53 RUMSEY, JACQUELINE AREA VARIANCES GRANTED  
392 UNION AVENUE R-4 ZONE #93-55 01/24/94

REQUEST FOR 5 3 FT SIDE YARD VARIANCE FOR EXISTING CABANA AND 5 3 FT SIDE YARD  
VARIANCE FOR EXISTING INGROUND POOL, TOGETHER WITH VARIANCE FROM SECTION 48-21G(1) OF THE  
SUPPLEMENTAL YARD REGULATIONS FOR EXISTING CABANA AND POOL LOCATED IN A SIDE YARD  
CLOSER TO PROPERTY LINE THAN 10 FT AT UNION AVENUE PARCEL IN R-4 ZONE

4-1-55 SIMPSON, EVELYN VARIANCE DENIED  
UNION AVE /TRAILER PARK #71-13

4-1-58 SHUMSKIS, WILLIAM AREA VARIANCE GRANTED  
48 STEELE ROAD R-4 ZONE #94-22 08/08/94

REQUEST FOR 1 FT REAR YARD VARIANCE TO ALLOW ACCESSORY BUILDING (SHED) LESS THAN 10  
FT FROM LOT LINE IN R-4 ZONE

4-1-65 LANGANKE, HERB AREA VARIANCE GRANTED  
25 STEELE ROAD SIDEYARD #95-53 01/22/96

REQUEST FOR 4 FT SIDE YARD AND VARIATION OF SEC 48-14A(4) OF SUPPL YARD REGULATIONS  
WHICH STATES NO BUILDING SHALL PROJECT NEARER TO STREET THAN PRINCIPAL BUILDING IN PI ZONE

4-1-67 H R & C/POSITIVE BUSINESS INVESTMENT GROUP PARTIALLY GRANTED  
845 UNION AVENUE (FRONT PORTION) SIGN - #95-22 12/11/95

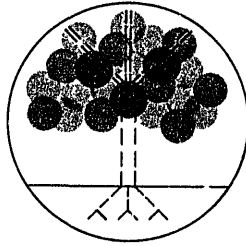
REQUEST FOR 240 S F. SIGN AREA AND 20 FT SIGN HEIGHT VARIANCES FOR FREE-STANDING SIGN  
DENIED GRANTED WAS 4.5 FT X 0 FT. AND 1 5 FT X 0 FT. SIGN VARIANCE FOR TWO WALL SIGNS FOR  
PROPOSED "JOHNNY D'S" DINER TO BE LOCATED ON FRONT PORTION OF 845 UNION AVENUE IN A C ZONE  
ZBA FELT THAT FREE-STANDING SIGN TOO HIGH AND TOO LARGE.

4-2-1 COLIN, FRED/TEXICO/GRISMER USE VARIANCE GRANTED  
CORNER TEMPLE HILL RD/UNION AVENUE #81-22 05/13/82

REQUEST TO LEASE PROPERTY TO GRISMER FOR USE VARIANCE FOR FAST FOOD STORE & MINI-  
MART IN PI ZONE.

# Department of Planning

Peter Garrison, AIP, Commissioner  
Edwin J. Garling, AIP, Deputy Commissioner



The County Building  
Goshen, New York 10924  
(914) 294-5151

# County of Orange

Louis V. Mills, County Executive

January 17, 1972

Mr. Fred Wygant, Chairman  
Town of New Windsor Zoning Board of Appeals  
Forge Hill Road  
New Windsor, New York 12550

Re: Area Variance and Minor Subdivision  
Pietrzak - Enterprises, Route 207

Dear Mr. Wygant:

We acknowledge receipt of the above application, in accordance with the provisions of Sections 239, L, M, and N, of General Municipal Law, and have made our review.

We find no objection to the variance and subdivision and feel that the matter is essentially one for local determination. However, since there may be a problem regarding the setback of the existing building on Parcel #2 in relation to the right-of-way width, the New York State Department of Transportation should review the proposal prior to the approval of the project by both your Board and the Planning Board.

In addition, we would suggest that the plan indicate the proposed means of access and egress to and from the site (assumed to be the right-of-way), the location of off-street parking areas and walkways, the drainage system, and any other items which may be required by the Planning Board.

Very truly yours,

Peter Garrison  
Commissioner of Planning

PG:mj

cc: J. Tallarico  
J. Loeb  
D. Bello

STATE OF NEW YORK )  
 ) SS:  
COUNTY OF ORANGE )

Angeline Greco, being duly sworn, deposes and says:

That she is over the age of eighteen years and is not a party to this action. That on the 5th day of January, 1972 she served the within notice of hearing upon the persons named in the attached Schedule A by depositing a true copy thereof in a securely sealed postpaid wrapper, Certified Mail, Return Receipt Requested, to all persons on the schedule at the addresses listed thereon and by depositing the same in the post office box regularly maintained by the United States Government at Liberty Street, City of Newburgh, New York.

Deponent further says that the said names on the attached list are the property owners within five hundred feet of the area from the property for which a variance is sought.

*Angeline Greco*

Sworn to before me this

14th day of January, 1972

*John K. McGarrick*

John K. McGarrick  
County Clerk, State of New York  
Residence in Orange County  
My commission expires March 30, 1973

City of Newburgh  
97 Broadway  
Newburgh, New York 12550

Rose T. Fay  
c/o The Rose Shop  
333½ Wall Street  
Kingston, New York 12401

Robert & Mildred Glassey  
MD #29, Route 207  
New Windsor, New York 12550

Kenneth F. & Louise K. Boast  
MD #29, Route 207  
New Windsor, New York 12550

J. & F. Smith Company  
MD #29, Route 207  
New Windsor, New York 12550

Newburgh Superior Packing Co., Inc.  
MD #29, Route 207  
New Windsor, NY

Harold O. & Gertrude H. Smiley  
MD #29, Route 207  
New Windsor, New York 12550

Macbeth Corp.  
MD #29, Route 207  
New Windsor, NY

Elizabeth Owejan  
MD #29, Route 207  
New Windsor, New York 12550

Herbert & Frieda Langanke  
MD #29, Route 207  
New Windsor, New York 12550

Harry E. Clark  
MD #29, Route 207  
New Windsor, New York 12550

James F. Mulholland  
MD #29, Route 207  
New Windsor, New York 12550

Otto & Loretta M. Scheible  
MD #29, Route 207  
New Windsor, New York 12550

RIDER, WEINER & LOEB, P.C.  
ATTORNEYS AND COUNSELLORS AT LAW

M J RIDER (1908 1988)  
ELLIOTT M WEINER  
JAMES R LOEB  
DAVID L RIDER  
JOHN K MCGUIRK

POST OFFICE BOX 1268  
178 GRAND STREET  
NEWBURGH, NEW YORK 12550  
(914) 562-8700

December 30, 1971

Patricia Delio, Secretary  
New Windsor ZBA  
7 Franklin Ave., M.D. #42  
New Windsor, NY 12550

Re: Our file #10,112

Dear Pat:

I am enclosing herein the original and a copy of the application for a variance submitted by Pietrzak Enterprises, Inc., Sol Tour and our firm as well as another copy of the plot plan. This matter was presented to the Zoning Board at the special meeting it held on Monday, December 27, 1971.

I am also enclosing herein a copy of the public notice of hearing which I have completed; it is my understanding that you will see that the notice is presented to the newspaper in time to have it published for the hearing on January 17, 1972. I believe it will have to be published no later than Friday, January 7, to accomplish the necessary ten day notice.

I am also enclosing herein two checks; one in the amount of \$25.00 payable to the Town of New Windsor and another in the amount of \$25.00 payable to you as Secretary for the minutes of the hearing.

Please let me know if there is anything further you require in connection with the hearing; we, of course, will take care of the certified notices to the property owners as well as submitting the application to the County.

Very truly yours,

RIDER, WEINER & LOEB, P.C.

BY: 

JRL/ag  
encls.  
appli. (2)  
PUB. not.  
checks (2)

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR, NEW YORK

7 Franklin Avenue  
New Windsor, N. Y.  
January 8, 1972

Mr. Joseph C. Tallarico, Chairman  
New Windsor Planning Board  
Town of New Windsor - 555 Union Avenue  
New Windsor, N. Y. 12550

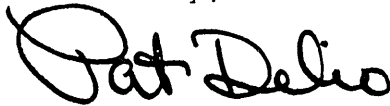
Re: Application for Variance of Petriezak

Dear Mr. Tallarico:

Please be informed that the above application for a variance will be heard by the Zoning Board of Appeals on Monday, January 17, 1972 at 8 p.m.

I enclose a copy of the public hearing notice which appeared in the Evening News on January 7th, together with a copy of the application.

Yours truly,



PATRICIA DELIO, SECRETARY  
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg. Inspector  
Theodore F. Marsden, Supervisor

1/17/72

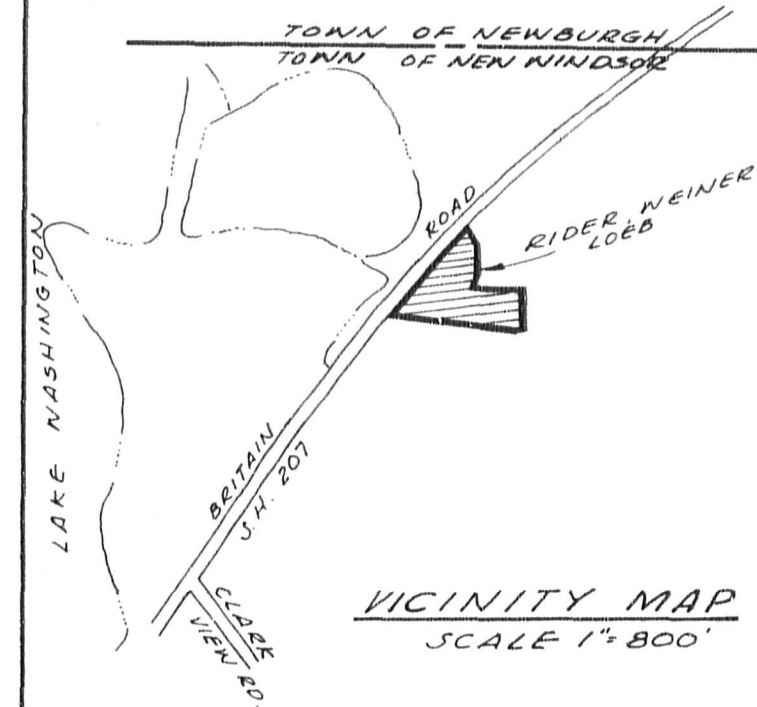
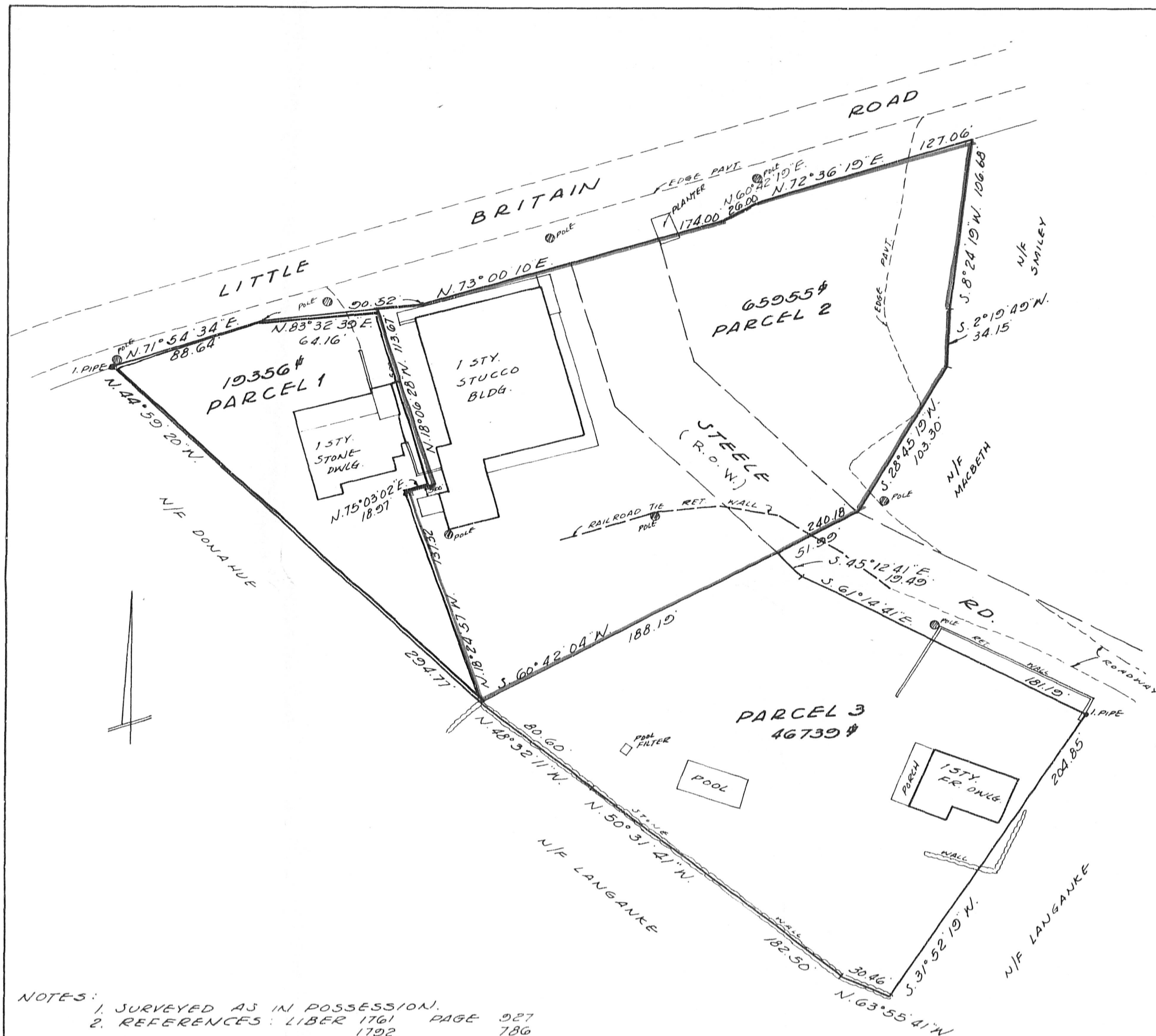
Public Hearing No. 72-2

Spectators

Name:

Address:

Robert Longenecker	M.D. 29 Newburgh
Herbert E. Longenecker	MD #29 Newburgh, N.Y.
Anthony Rutzyak	MD 29 Newburgh, N.Y.
Frank Rutzyak	MD-29 Newburgh, N.Y.
Edith Schuller	M.D. 29 Newburgh.



ZONE G1 INDUSTRIAL  
 TAXMAP REF. SEC. 4, BLK. 1, LOTS 22, 24, 33  
 OWNER: RIDER, WEINER & LOEB  
 178 GRAND ST.  
 NEWBURGH, N.Y.

SURVEY OF PROPERTY FOR  
 RIDER, WEINER & LOEB  
 TOWN OF NEW WINDSOR, ORANGE CTY., N.Y.  
 SEPT. 3, 1971  
 SCALE 1"=50'

- NOTES:
1. SURVEYED AS IN POSSESSION.
  2. REFERENCES: LIBER 1761 PAGE 927  
 1792 786  
 1762 46  
 1639 1083  
 1761 523
  3. SUBJECT TO THE FINDINGS OF AN UPTO DATE TITLE SEARCH AND UNRECORDED DEEDS.

CERTIFIED TO: RIDER, WEINER & LOEB & HOME TITLE  
 DIVISION, CHICAGO TITLE INSURANCE CO.  
 TO BE CORRECT AND ACCURATE.

ATZL, SCATASSA & BUSCH  
 ENGINEERS/SURVEYORS/PLANNERS  
 NANUET, N.Y. GOSHEN, N.Y.  
 Theodore F. Atzl  
 THEODORE F. ATZL, P.L.S. 40157